

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Tanuku Municipality – Change of land use from Industrial use to Residential use in R.S.No.12/5,6,8 of Tanuku to an extent of Ac.3.24 cents applied by Sri Sunkara Appa Rao, Sri Bandi Srinivasa Rao and others – Draft Variation Confirmation – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.214

Dated:05.11.2014.
Read the following:-

1. From the Director of Town and Country Planning, Government of Andhra Pradesh, Hyderabad, Lr.Roc.No. 3060/2012/R, Dated:26.05.2012.
2. Government Memo No.13810/H1/2012-1, MA&UD (H1) Department, Dated:15.06.2012.
3. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2013/10131, Dated:20.12.2013.
4. Government Memo No.13810/H1/2012-2, MA&UD (H1) Department, Dated:04.01.2014.
5. From the Director of Town and Country Planning, Government of Andhra Pradesh, Hyderabad, Lr.Roc.No. 3060/2012/R, Dated:06.03.2014.
6. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
7. Government Memo.No.13810/H1/2012, MA&UD (H1) Department, Dated:06.09.2014
8. A.P. Gazette No.339, Part-I, Dated:11.09.2014
9. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Letter Rc.No.3060/2012/R2, Dated:24.10.2014.

ORDER:

The draft variation to the land envisaged in Tanuku General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Gazette No.339, Part-I, Dt:11.09.2014. The Director of Town & Country Planning, Hyderabad in the reference 9th read above has informed that, the Commissioner, Tanuku Municipality has published the draft variation notification in two daily news papers in English and Telugu versions. On publication of notification, no suggestions/objections received from the public and also informed that the applicant has paid the development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Government of Andhra Pradesh, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.
The Commissioner, Tanuku Municipality, Tanuku, West Godavari District.

(P.T.O.)

Copy to:

The individual through the Commissioner, Tanuku Municipality, Tanuku.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Tanuku which was sanctioned in G.O.Ms.No.480, M.A.&U.D., dated:19.09.2000, is proposed to make in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of the said section.

VARIATION

The site falling in R.Sy.No.12/5,6 and 8(p) of Sajjapuram Town to an extent of Ac.3.24 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Industrial Use in the General Town Planning Scheme (Master Plan) of Tanuku sanctioned in G.O.Ms.No.480, M.A.&U.D., dated:19.09.2000 is now designated as residential land use by variation of change of land use, as the lands on Eastern side are developed with residential use and two pockets on East were already approved for change of land use to residential use, subject to providing 9.0 m buffer where the adjacent land is under Industrial use as per Master plan and vacant, as marked A to F and G to N in the revised part proposed land use Map in GTP. C.No.3060/2012/R, available in Tanuku, subject to the following conditions; namely:-

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The applicant shall pay necessary conversion/ development charges to the Tanuku Municipality.
3. The applicant shall hand over the land affected in the road widening to the Municipality at free of cost through Registered gift deed.
4. The applicant shall provide a buffer of 9.0 mts towards the adjacent land which is under Industrial use as per Master Plan and vacant.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Vacant site in R.S.Nos.12/3 & 12/4
East : Vacant site in R.S.Nos.12/7 & 12/8
South : Existing puntha road to be widened to 60'-0"
West : Existing puntha road to be widened to 60'-0"

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER